

Use Table Comparison: Commercial

Change in permission shown in RED TEXT																								
P = Permitted Use	C = Major CUP	Cm = Minor CUP	Eu = Existing Use Only	PRU = Plan Review Use	-- Use Not Allowed	* Standards in Article 5 apply																		
Use	Notes	New Definition	Old Definition/NEW/Not Defined	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1
COMMERCIAL USES																								
Day Care																								
Category Definition		Providing care and supervision of children or adults on a regular basis in a facility away from their primary residence.	"Day care facility" means an establishment where seven or more persons who are not members of the family occupying the premises are cared for on an intermittent basis. The term includes day nurseries, preschools, kindergartens and adult day care.																					
Child Day Care		A facility other than a private home for supervision and care of 7 or more children under 18 years of age for fewer than 24 hours per day, operated by a licensed person, society, agency, corporation, institution or group for pay. Includes before-school and after-school child care, group child care centers, group child care homes, and infant and toddler child care centers. See also Family Child Care Home in Sec. 21-5.50(c)(2).	"Day care facility" means an establishment where seven or more persons who are not members of the family occupying the premises are cared for on an intermittent basis. The term includes day nurseries, preschools, kindergartens and adult day care.	--	--	C	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	P	P	P	P	P	P	P	--	P
Adult Day Care		A licensed facility maintained and operated by an individual, organization or agency for the purpose of providing the opportunity to interact with other adults while being part of a safe and structured environment, with or without charging a fee, for fewer than 24 hours per day. Adult day care typically includes staffed activities such as music and exercise programs and discussion groups.	"Day care facility" means an establishment where seven or more persons who are not members of the family occupying the premises are cared for on an intermittent basis. The term includes day nurseries, preschools, kindergartens and adult day care.	--	--	C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P	--	P
Eating & Drinking																								
Category Definition		Preparing and selling food and drink.	New category																					
General Eating and Drinking		Preparing and selling food and drink for on-site and off-site consumption. Includes restaurant, cafe, coffee or tea shop, ice cream shop, juice or smoothie bar, and catering facility. See also Drive-Thru in Sec. 21-5.70(f)(1).	Eating Establishments - not defined	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	P	P	P	P
Bar/Nightclub		A facility for preparing and selling liquor for on-site consumption. Does not include liquor production - see Brewery, Distillery, Winery, Sec. 21-5.80(a)(3). May include a dance floor or live or amplified recorded music or professional entertainment, subject to licensing by the Honolulu Liquor Commission.	Bars, nightclubs, taverns and cabarets - Not Defined																					
Minor		A Bar/Nightclub open until 2:00 am.	Bars, nightclubs, taverns	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P*	P*	P*	P*	P	--	P*
Major		A Bar/Nightclub open until 4:00 am.	Cabarets - not defined	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P*	--	P*	--	--	--	P*
Lodging																								
Category Definition		Accommodations arranged for short-term stays that are typically less than 30 calendar days.	New category																					

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COMMERCIAL USES																									
Bed and Breakfast Home		No change	"Bed and breakfast home" means a use in which overnight accommodations are advertised, solicited, offered, or provided, or a combination of any of the foregoing, to guests for compensation, for periods of less than 30 days, in the same detached dwelling as that occupied by an owner, lessee, operator or proprietor of the detached dwelling. For purposes of this definition, compensation includes, but is not limited to, monetary payment, services, or labor of guests.	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	P*	P*	--	--	--	--	
Hotel		Providing lodging and dwelling units to guests as overnight accommodations for periods of less than 30 days. Includes services intended primarily for the convenience and benefit of hotel guests, such as restaurants, bars, retail space, meeting rooms, special event facilities, recreational facilities and entertainment facilities.	"Hotel" means a building or group of buildings containing lodging and/or dwelling units offering transient accommodations, and a lobby, clerk's desk or counter with 24 hour clerk service, and facilities for registration and keeping of records relating to hotel guests. A hotel may also include accessory uses and services intended primarily for the convenience and benefit of the hotel's guests, such as restaurants, shops, meeting rooms, and/or recreational and entertainment facilities.																						
Minor		A minor hotel must not exceed any of the following thresholds: a. 180 lodging units per zoning lot. b. 2,000 square feet of total floor area devoted to meeting facilities. c. Only limited meal service for guests may be provided, such as breakfast.	Formerly Limited service hotel	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	Cm*	P	--	--	--	--
Major		A major hotel is any hotel that exceeds one or more of the thresholds for a minor hotel.	None	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	C*	P	--	--	--	--
Time Share		Occupying or possessing 1 or more dwelling or lodging units shared among various persons for less than a 60-day period in any year for any occupant and subject to State law. Includes time share units where the purchaser receives an ownership interest, and where the purchaser does not receive an ownership interest. Includes units in hotels, multi-unit dwellings and transient vacation units.	--	--	--	--	--	--	--	--	P*	--	--	--	--	--	P	--	--	--	--	--	--	--	

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COMMERCIAL USES																												
Transient Vacation Unit		A dwelling unit or lodging unit that is advertised, solicited, offered, or provided, or any combination of the preceding, for compensation to transient occupants for less than 30 days, other than a bed and breakfast home. For the purposes of this definition, compensation includes, but is not limited to, monetary payment, services or labor of transient occupants.	"Transient vacation unit" means a dwelling unit or lodging unit that is advertised, solicited, offered, or provided, or a combination of any of the foregoing, for compensation to transient occupants for less than 30 days, other than a bed and breakfast home. For purposes of this definition, compensation includes, but is not limited to, monetary payment, services, or labor of transient occupants. (Am. Ord. 19-18)	--	--	--	--	--	--	P*	P*	--	--	--	--	--	P*	--	--	--	--	--	--	--	--	--	--	
Medical Services																												
Category Definition		Providing medical, surgical or dental care to patients such as the diagnosis, treatment, mitigation, cure or prevention of disease. Includes medical research and development.	New category																									
General Medical Services		Providing out-patient medical, surgical or dental care by a physician or health care worker in a facility that does not include on-site overnight care. Includes a doctor's office, ambulatory surgery facility, freestanding surgical out-patient facility, freestanding birthing center, chiropractor, dentist, orthodontist, physical therapist, kidney dialysis, blood donation or collection services, acute care, urgent care and any administrative offices necessary for operation of the facility.	"Medical clinic" means an office building or group of offices for persons engaged in the practice of a medical or dental profession or occupation. A medical clinic does not have beds for overnight care of patients but can involve the treatment of outpatients. A "medical profession or occupation" is any activity involving the diagnosis, cure, treatment, mitigation or prevention of disease or which affects any bodily function or structure.	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	--	--	--	--	--	--	P*	
Hospital		Providing primarily in-patient, intensive, medical, or surgical care, including emergency care services. Includes facilities for extended care, intermediate care and out-patient care, living facilities for staff, research and educational facilities, doctor's offices and any administrative offices necessary for operation	Not Defined	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	
Medical Laboratory		Conducting medical research or testing and examining of materials derived from the human body, such as fluid, tissue or cells, for the purpose of providing information on diagnosis, treatment, mitigation, cure or prevention of disease. Includes compounding pharmacy and training of medical students.	Not Defined	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	P			
Office																												
Category Definition		Providing business and professional services in an office setting.	New category																									

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COMMERCIAL USES																								
General		Business and professional services in a private or co-working setting including, accounting, advertising, architecture, auditing, banking, bookkeeping, consulting, design, employment, engineering, insurance, investment, landscape architecture, real estate, security or technology services. Includes data storage centers and call centers.	Not defined (formerly Office Buildings) "Financial institutions" means those establishments which provide a full range of traditional banking services on the premises, such as savings and checking accounts, loans, safety deposits, fund transfers, trust functions and investments (e.g., certificates of deposit, savings bonds, annuities). This term includes only banks, credit unions, and savings and loan institutions. This term does not include those establishments, such as loan processing companies, accounting firms and other bookkeeping services, investment brokers, insurance offices, and title transfer companies, which are principally involved in providing a limited range of financial services or products on the premises. "Data processing facilities" means establishments primarily involved in the compiling, storage and maintenance of documents, records and other types of information in digital form utilizing a mainframe computer. This term does not include general business offices, computer-related sales establishments, and business or	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	P	P	--	P
Parking																								
Category Definition		Parking as a principal use on a zoning lot, with or without a fee	New category																					
Remote Parking		A facility that provides parking on a different zoning lot than the principal use it serves.	Not Defined (formerly Off-site parking facility)	--	--	--	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *	Cm *
Commercial Parking		A facility that provides parking as a principal use on the site.	"Commercial parking lots and garages" mean any building or parking area designed or used for temporary parking of automotive vehicles, which is not accessory to another use on the same zoning lot and within which no vehicles shall be repaired.	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	P	P	--	P
Personal Services																								
Category Definition		Providing personal and repair services.	New category																					
General Personal Services		Providing personal services. Includes barbershop, beauty shop, computer repair, dance, martial arts, music, photographic studio or classroom, day spa, dry cleaning drop-off, laundry cleaning and pressing, funeral home, funeral parlor, mortuary, undertaking, establishment hairdresser, garment repair, gym, fitness studio, pilates studio, yoga studio, gymnastics, cheerleading training, boxing training, climbing gym, locksmith, nail salon, tanning salon, tutoring, travel agency, tattoo or body piercing, tailoring, shoe repair, watch repair, jewelry repair, eyeglass and hearing aid repair, and smart phone repair.	"Personal services" means establishments which offer specialized goods and services purchased frequently by the consumer. They include barbershops, beauty shops, garment repair, laundry cleaning, pressing, dyeing, tailoring, shoe repair and other similar establishments. The term also includes commercial wedding chapels and services.	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	--	--	--	P

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COMMERCIAL USES																								
Animal Care		Grooming, training, boarding or keeping of household pets. Includes animal shelter, kennel, veterinary clinic, animal clinic, animal hospital, pet grooming, pet day care or pet spa.	New category																					
Minor		Animal care primarily in an indoor setting.	Veterinary establishments - Not Defined	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	P
Major		Animal care primarily in an outdoor setting.	"Commercial kennel" means any structures used to care for, breed, house or keep dogs, cats or other domesticated animals for commercial purposes. Included as kennels are animal pounds or shelters.	--	--	P*	P*	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Wedding Services		Providing wedding services. Includes similar services such as commitment, wedding reception and vow renewal ceremonies and supporting services such as catering and entertainment. See also Agritourism, Sec. 21-5.40(d)(2).	Formerly Personal Services	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	P	P	P	--	--	--	P
Recreation, Indoor																								
Category Definition		Providing daily or regularly scheduled entertainment or recreation activities primarily in an indoor setting.	New category																					
General Indoor Recreation		Providing primarily indoor entertainment or recreation in a permanent facility. Includes billiard or pool hall, bowling alley, electronic gaming, escape room, ice- or roller-skating rink, playground or trampoline park, sports facility, miniature golf, and archery or gun range. Also includes library or museum not meeting the definition of public facility.	"Indoor amusement and recreation facilities" means establishments providing indoor amusement or recreation. Typical uses include: martial arts studios; billiard and pool halls; electronic and coin operated game rooms; bowling alleys; skating rinks; reducing salon, health and fitness establishments; indoor tennis, handball and racquetball courts; auditoriums, indoor archery and shooting ranges, and gymnasiums and gymnastic schools.	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P
Theater		A facility primarily for the performing arts or for the viewing of motion picture films. Includes performing arts center, concert hall and other types of live theater.	"Theaters" means facilities which are used primarily for the performing arts or for the viewing of motion picture films. Included are performing arts centers, concert halls and other types of live theaters. Drive in theaters are excluded.	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	P
Recreation, Outdoor																								
Category Definition		Providing daily or regularly scheduled entertainment or recreation activities primarily in an outdoor setting.	New category																					

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COMMERCIAL USES																									
General Outdoor Recreation		Providing primarily outdoor recreation or entertainment in a permanent outdoor facility. Includes amusement park, batting cages, drive-in theater, go-cart or automobile racetrack, golf driving range, horseback riding, miniature golf, sports facility, amphitheater and water park. Does not include public parks, golf courses or country clubs.	"Outdoor amusement facilities" means permanent facilities providing outdoor amusement and entertainment. Typical uses include: theme and other types of amusement parks, stadiums, skateboard parks, go cart and automobile race tracks, miniature golf and drive in theaters. "Motorized outdoor amusement facilities" means outdoor amusement facilities utilizing motorized vehicles or equipment and includes go-cart and automobile race tracks and theme and other amusement parks utilizing motorized amusement rides.	--	--	--	--	--	--	--	--	--	--	--	--	--	C*	C*	C*	--	C*	C*	C*	--	Cm*
Golf Course		A facility for playing 9 holes or more of golf. Includes associated clubhouse and driving range. Does not include miniature golf or stand-alone driving range.	Not Defined	PRU	--	--	--	--	--	--	--	--	--	--	--	--	PRU	--	--	--	--	--	--	--	--
Retail																									
Category Definition		Selling, leasing or renting new or used goods.	New category																						
General Retail	Formerly Retail Establishment	A facility involved in the sale, lease or rental of new or used products. Includes, appliance store, art gallery, automotive store, bank, bicycle sales/repair and rental, books, clothing, copy center or shipping service, printing, electronics, electronic cigarettes/vaping and similar products, department store, drug or pharmaceutical store, fabric, flowers, furniture, grocery or specialty food store, hardware store, liquor store, scooter sales and rental, musical instrument sales/repair and rental, optician, pet store, shoe store, sporting goods, toy store, and other similar retail activities.	"Retail establishments" means the sale of commodities or goods to the consumer and may include display rooms and incidental manufacturing of goods for retail sale on premises only. Typical retail establishments include grocery and specialty food stores, general department stores, drug and pharmaceutical stores, hardware stores, pet shops, appliance and apparel stores, motorized scooter and bicycle sales and rentals, and other similar retail activities. This term also includes establishments where food or drink is sold on the premises for immediate consumption, but which lack appropriate accommodations for on-premise eating and drinking. The term does not include open storage yards for new or used building materials, yards for scrap, salvage operations for storage or display of automobile parts, service stations, repair garages or veterinary clinics and hospitals.																						
Small	Includes Neighborhood Grocery	Up to 2,500 square feet of total floor area.	Convenience store - means a small retail establishment intended to serve the daily or frequent needs of surrounding population. Included are grocery stores, drug stores and variety stores. Excluded are automobile service.	--	--	--	--	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P*	
Medium		Up to 25,000 square feet of total floor area.	Convenience store - means a small retail establishment intended to serve the daily or frequent needs of surrounding population. Included are grocery stores, drug stores and variety stores. Excluded are automobile service.	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P	P	--	P*	

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COMMERCIAL USES																									
Large		Unlimited floor area.	"Home improvement centers" means single establishments primarily involved in providing a large variety of goods and services directly associated with building and home improvements.	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P	P	--	P*
Alternative Financial Service		Providing non-traditional services on a recurring basis. Includes payday lending, check cashing, bail bonds, debt collecting or pawnshop.	NEW	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Cm	Cm	Cm	Cm	--	--	--	Cm
Mobile Commercial Establishment		A vehicle with current registration and safety check used by an itinerant vendor for the sale of food products or other wares. Includes trailer attachments, push carts, lunch wagons or vans, shipping containers, food trucks, and pop-up tents. Does not include vendors at farmers' markets, fun fairs, special community events, or other special events where mobile commercial establishments are not the majority of the event or are managed by a regulatory entity.	NEW	--	--	--	Cm*	--	--	--	--	--	P*	P*	P*	--	P*	P*	P*	P*	P*	P*	P*	P*	
Vehicle-Related																									
Category Definition		Selling, renting, servicing and fueling of motor vehicles, including boats, light aircraft and any type of trailer designed to be towed by a motor vehicle.	New category																						
Car Wash		Facility with mechanical or hand-operated equipment used for cleaning, washing, polishing or waxing of vehicles.	Not Defined	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	--	P*
Vehicle Fueling Station		Providing vehicle fueling services such as gasoline, diesel, compressed natural gas or hydrogen pumps and electric charging stations. Does not include electric charging stations that are accessory to a parking lot.	Not Defined (Formerly automobile service station)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P	P	P	P	P	--	P
Vehicle Repair		A facility for servicing and repairing vehicles.	New category																						

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COMMERCIAL USES																									
Service		Routine servicing of light-duty vehicles that generally weigh less than 10,000 pounds (gross vehicle weight) and typically require less than 1 day of work. Includes servicing batteries, brakes or tires, cleaning and flushing radiators, muffler repair, windshield replacement, emissions testing, inspection station, changing oil and lubricants, installation of audio or alarm equipment, and the sale of automotive parts used in on-site vehicle repair such as oil, grease, batteries and tires.	"Automobile service station" means a retail establishment which primarily provides gasoline, oil, grease, batteries, tires or automobile accessories and where, in addition, the following routine and accessory services may be rendered and sales made, but no other: (1) Servicing of spark plugs, batteries, tires; (2) Radiator cleaning and flushing; (3) Washing and polishing, including automated, mechanical facilities; (4) Greasing and lubrication; (5) Repair and servicing of fuel pumps, oil pumps and lines, carburetors, brakes and emergency wiring; (6) Motor adjustments not involving repair of head or crankcase; (7) Provision of cold drinks, packaged foods, tobacco and similar convenience goods for gasoline supply station customers, but only as accessory and incidental to the principal operation, and not to exceed 400 square feet of floor area; (8) Provision of road maps and other information material to customers;	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P	P	P	P*
Light Repair		The repair of light-duty vehicles that generally weigh less than 10,000 pounds (gross vehicle weight) and typically require more than 1 day of work. Includes engine and transmission repair, and body and paint shops.	"Major repair establishment" uses include those repair activities which are likely to have some impact on the environment and adjacent land uses by virtue of their appearance, noise, size, traffic generation or operational characteristics.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P	P	--
Heavy Repair		The repair of heavy-duty vehicles that generally weigh more than 10,000 pounds (gross vehicle weight).	NEW	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--
Vehicle Sales and Rental		A facility that sells, rents or leases vehicles. Vehicle rental sites that do not include a building or leasing office, or that provide only car sharing services are not included.	Not Defined (Formerly Automobile sales and rentals, including sales and distribution of automobile parts and supplies)																						
Light		The sale, rental or leasing of light-duty vehicles that generally weigh less than 10,000 pounds (gross vehicle weight).	Not Defined (Formerly Automobile sales and rentals, including sales and distribution of automobile parts and supplies)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	P	P	--	P*
Heavy		The sale, rental or leasing of heavy-duty vehicles that generally weigh more than 10,000 pounds (gross vehicle weight). Includes sales of shipping containers and manufactured or modular homes.	NEW	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--
Accessory Uses																									
Category Definition		Uses accessory to a permitted commercial use on the same zoning lot.	New category																						
Caretaker Unit		An accessory dwelling unit occupied by an owner or caretaker of a principal use in a district that does not allow residential uses.	None (Formerly Dwelling, owners or caretakers, accessory)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	P	P	P	P

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Use	Notes	New Definition	Old Definition/NEW/Not Defined	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1	
COMMERCIAL USES																									
Drive-Thru		An accessory facility that allows a customer to be served while seated in a vehicle, typically accessory to an eating establishment, bank, dry cleaner or pharmacy.	None	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*
Retail		Retail sales accessory to a permitted non-retail commercial use.	None	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	P*	--
Vacation Cabin		A small dwelling unit accessory to a permitted outdoor recreation use.	None	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--